



2022-2023 DRAFT 4% QAP OVERVIEW OF CHANGES

Part A: Requirements for 4% Tax Credits

Section 1 – Introduction

- 1.4.8 Removes the requirement that ownership entity shall request final allocation of tax credits in the year in which they Place-in-Service.
- 1.7 Removes the IRS Form 8609 extension fee and adds the LURA amendment fee.

Section 2 – Underwriting

- 2.2.2 Lowers the replacement reserves for Family Projects from \$400 to \$350.
- 2.7.2 Adds an 15% increase in eligible basis available for Projects in a QCT with a Concerted Community Revitalization Plan.
- 2.8.3 Clarifies that the average income test is not available for Scattered Sites Projects.

Section 3 – Threshold Requirements – All Developers/Ownership Entities

- 3.2 Clarifies language.
- 3.2.2 Removes the requirement that New or Returning Developers shall attend mandatory developer training. Clarifies language.
- 3.4 Clarifies that Scattered site Projects cannot elect the average income test.
- 3.5 Clarifies language.
- 3.7 Clarifies that Preliminary Costs and Scope or Work are required for Acq Rehab/Rehab Projects and not all Projects. Clarifies language.

Section 4 – Post Reservation Requirements

- 4.5 Clarifies language.
- 4.8 Removes the requirement that Project owners and management companies shall attend 8 hours of compliance training. Clarifies that a current certificate of Mental Health First Aid training is required at the time the IRS Form 8609 application is due not a certificate issued within 12 months of this application submission. Clarifies language.

Part C – Threshold Requirements for Building, Construction, Site and Rehabilitation

Introduction – Reduces the percentage of accessible units required to meet threshold from 10% to 5%. Clarifies accessible unit language.

- A** Site Control – Clarifies parking site control language.
- G 1.5** Trash Enclosures – adds that trash removal areas must be enclosed as a threshold requirement.
- G 2.1** Accessible Units – Reduces the percentage of accessible units required to meet threshold from 10% to 5%. Clarifies accessible unit language.
- G 3.1** Heating and Cooling – Adds that AC sleeves shall be provided for thru wall units. Clarifies language.
- G 3.2.1** Energy Efficiency-New Construction – Adds additional options for energy efficiency requirements.
- G 4 .4** Exterior Construction – Units Doors – Clarifies requirements.
- G 4.1** Siding – Changed section title.
- G 5.1** Interior Construction – Units Doors – Clarifies requirements.
- G 5.9** Smoke Detectors – Adds smoke detectors threshold requirements.
- G 5.10** Minimum Bathroom Accessories – Adds a list of minimum bathroom accessories.
- G 6.3** Resilient Flooring – Bathroom – Clarifies language.
- J** Capital Needs Assessment – Clarifies language.

Part D – Glossary of Terms

Amends and adds glossary terms.